



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 19, 2022
2207-PUD-13
Exhibit 1

Docket Number: 2207-PUD-13 (Ordinance No. 22-29)
Petitioner: 191st Land Acquisition, LLC
Current Zoning: Woods Robinson Briggs PUD District, as amended (Ord. 21-10)
Current Land Use: Vacant
Acreage: 162 acres +/-
Exhibits:

1. Staff Summary
2. Draft Concept Plan
3. District Plan
4. Draft Character Exhibits
5. Reference: Approved WRB PUD Ord. 21-10
6. Reference: 07/05/2022 WRB PUD Amendment Text Ord. 22-19
7. Reference: 07/05/2022 Staff Report
8. Reference: 11/21/2022 Site Plan

Staff Reviewer: Weston Rogers, Associate Planner

PETITION HISTORY

- June 13, 2022 City Council Introduction
 - June 28, 2022 Neighborhood Meeting
 - July 5, 2022 Public Hearing (original discussion)
 - August 1, 2022 APC Discussion Meeting (park discussion)
 - November 21, 2022 APC Workshop Meeting (park / water feature / site plan discussion)
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OVERVIEW OF REQUEST

- Adding roughly 4 ½ acres of additional real estate to the PUD,
 - modifying the proposed Park Trail Head District standards,
 - modifying the General Regulations of the proposed District 1 water feature, and
 - replacing the district map and concept plan with updated and revised versions.
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WORKSHOP DISCUSSION OVERVIEW

At the previous APC Workshop meeting on November 21, 2022 the petitioner was requested to explore the feasibility of providing a more diagrammatic / “bubble-like” concept plan with additional supporting character exhibits.

City staff has worked together with the Petitioner to develop an approach that concurs with this request.

The Petitioner has requested a Workshop Discussion Meeting to review this approach and the associated character exhibits with APC members. The Petitioner intends to gather APC feedback prior to proceeding further into the PUD Amendment process (refining the ordinance language, further exhibits, etc.).

SITE PLAN OVERVIEW

The proposed concept site plan (**Exhibit 2**) intends to display a diagrammatic representation of future site development through a visual organization of the general location and relationship between substantial site elements.

Items identified on the concept site plan are assigned specific visual character exhibits that will be attached to the PUD. The Department intends to require the identified site development items to be similar to the character and quality of the applicable character exhibit.

Example PUD ordinance language – *“A water feature shall be required in Area C, mixed-use Area 1 as depicted on the Concept Plan, Exhibit X. The water feature shall be similar to the character and quality as shown on Exhibit X, Water Feature.”*

The following is a brief break down of the concept site plan organization and the associated character exhibits assigned to each development item:

District #1

- Area A
 - o Residential Area (existing exhibits within PUD Ord. 21-10 to remain)
- Area B
 - o Commercial Recreation Facility / Racquet Center (*See Exhibit K*)
- Area C
 - o Mixed Use Area 1 (*See Exhibit I*)
 - Water Feature (*See Exhibit F*)
 - Pedestrian Promenade (*See Exhibit G*)
 - o Mixed Use Area 2 (*See Exhibit I*)
 - o Commercial Recreational Facility / Sports Tech (*See Exhibit L*)
 - Plaza (*See Exhibit H*)
- Area D
 - o Church / Event / Reception Area (*See Exhibit J*)
 - o Mixed Use Area 3 (*See Exhibit I*)
- Park Area
 - o (*Exhibit in progress*)
- Entry Boulevard
 - o (*See Exhibit E*)

ACTION

1. Conduct a Workshop Discussion at the December 19, 2022 Plan Commission meeting.
 - a. Meeting Objectives:
 - i. Project update provided by City Staff and Petitioner
 - ii. Review new materials
 - iii. Provide feedback regarding diagrammatic Concept Site Plan
 - iv. Provide feedback regarding Character Exhibits
 - v. Provide specific direction and action items moving forward

2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission feedback and any additional Department comments, prior to the Plan Commissions' further consideration of this petition.
3. If any Plan Commission member has questions prior to the Workshop Discussion, please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov